

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Alhambra

State: CA

PJ's Total HOME Allocation Received: \$12,305,927

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 92				
% of Funds Committed	92.97 %	93.35 %	48	93.41 %	39	41	
% of Funds Disbursed	77.94 %	85.12 %	67	84.68 %	21	18	
Leveraging Ratio for Rental Activities	0	5.84	83	4.72	0	0	
% of Completed Rental Disbursements to All Rental Commitments***	31.84 %	72.98 %	79	80.76 %	4	3	
% of Completed CHDO Disbursements to All CHDO Reservations***	35.12 %	61.88 %	69	68.18 %	11	10	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	100.00 %	77.72 %	1	80.32 %	100	100	
% of 0-30% AMI Renters to All Renters***	0.00 %	39.58 %	85	45.16 %	0	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	92.53 %	1	95.04 %	100	100	
Overall Ranking:			In State:	84 / 92	Nationally:	9 5	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$30,777	\$33,130		\$26,037	22 Units	10.00 %	
Homebuyer Unit	\$41,395	\$20,348		\$14,755	60 Units	27.40 %	
Homeowner-Rehab Unit	\$33,982	\$27,021		\$20,487	137 Units	62.60 %	
TBRA Unit	\$0	\$2,819		\$3,225	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Alhambra CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$4,224	\$201,815	\$33,499
State:*	\$131,762	\$111,680	\$27,980
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.09

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	4.5	5.0	42.3	0.0	Single/Non-Elderly:	0.0	11.7	10.9	0.0
Black/African American:	4.5	0.0	0.7	0.0	Elderly:	100.0	10.0	58.4	0.0
Asian:	72.7	45.0	11.7	0.0	Related/Single Parent:	0.0	15.0	13.9	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	0.0	53.3	12.4	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.7	0.0	Other:	0.0	10.0	4.4	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	4.5	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	25.0	5.1	0.0					
ETHNICITY:									
Hispanic	13.6	25.0	39.4	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	72.7	8.3	40.1	0.0	Section 8:	0.0	0.0 [#]		
2 Persons:	27.3	18.3	32.1	0.0	HOME TBRA:	0.0			
3 Persons:	0.0	26.7	8.8	0.0	Other:	50.0			
4 Persons:	0.0	30.0	9.5	0.0	No Assistance:	50.0			
5 Persons:	0.0	6.7	5.1	0.0					
6 Persons:	0.0	10.0	2.2	0.0					
7 Persons:	0.0	0.0	2.2	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				3

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Alhambra

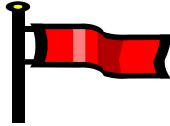
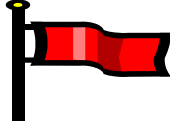
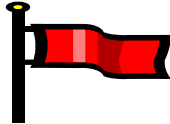
State: CA

Group Rank: 9
(Percentile)

State Rank: 84 / 92 PJs

Overall Rank: 5
(Percentile)

Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	31.84	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	35.12	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	3.34	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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